

'01 NOV 13 PM 3:19

MT55145-TM
WARRANTY DEED

Vol. M01 Page 58022

JIMMIE F. MAXWELL and CASSANDRA S. MAXWELL, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES A. MAXWELL and NICOLE MAXWELL, as tenants by the entirety,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

PARCEL 1: Lot 16 in Block 4 of TRACT 1046 ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 15 in Block 4 of TRACT 1046 ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #494165
KEY #494156

MAP #3908-007DA-05600
MAP #3908-007DA-05700

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 13907 RAVENWOOD DRIVE, KLAMATH FALLS, OR 97601

Dated this 8 day of November, 2001.

Jimmie F. Maxwell
JIMMIE F. MAXWELL
Cassandra S. Maxwell
CASSANDRA S. MAXWELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 8, 2001 by
JIMMIE F. MAXWELL AND CASSANDRA S. MAXWELL.

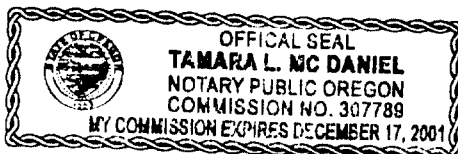
Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT55145-TM

Return to:

JAMES A. MAXWELL
13907 RAVENWOOD DRIVE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 11/13/01 3:19 p. m.
In Vol. M01, Page 58022
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1